

# SURFSIDE III

## Community e-Newsletter

April 2016 - Edition

Edited by: Lya Findel  
[surfside3Lya@yahoo.com](mailto:surfside3Lya@yahoo.com)

### From your editor's desk:

Now that our Community e-Newsletter is being emailed to renters, along with owners, I'm hoping that future issues will include comments from our community renters. With that in mind, I've added a "Renters Corner" section following our "Owners' Corner".

Residents that did not attend the last Board Meeting missed the obvious move to be pro-active in following the No Smoking rules that our Community voted and approved last year. For more information regarding "smoking in Surfside III" please read the section under "Smoking" in Andy Santamaria's report.

Also, in the "Owner's Corner" one of our owner's has submitted comments on an issue which clearly needed to be addressed and now, with it in print, hopefully we will be able to move forward to correct this oversight.

We plan, as a Community to be more inclusive and with that in mind, please read the section under Volunteer Committees which lists committees open to both owners and renters which are continually looking to increase their committee size.

If you don't feel you want to make a commitment to join a committee, often times we have an event everyone is welcome to join in on. Such an event is coming on Saturday, April 2<sup>nd</sup> from 9 a.m. to 2 p.m. Please see the "April Calendar" below for specifics.

Submission deadline for the May issue is April 20<sup>th</sup>.

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If you are interested in **long term non rv parking**, at a monthly charge or a rentable common area parking space to park a second vehicle please share your feedback of why or why not with the on-site office at: [manager@surfsideiii.com](mailto:manager@surfsideiii.com)



**Hiking anyone?** If you'd like to start a **hiking group please** contact Susan at: [susan\\_bradley4@aol.com](mailto:susan_bradley4@aol.com)



On **March 12, 2016 at 12:46 a.m.** there was a 4.2 earthquake centered 10 miles east north east of Ojai. Some residents in Port Hueneme felt the shaker. If you are interested in getting **FREE** information on the latest earthquake you can sign up at:

[SCSN.ORG](http://SCSN.ORG) Once on their site click on the section labeled:

**EARTHQUAKE NOTIFICATION SERVICE.**

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#### **APRIL CALENDAR**



**April 2, 2016 – 9 a.m. until 2 p.m.** Please join your neighbors in playing the dirt.

Plants will be provided. Please bring your own gloves and if you have gardening tools, please bring them along too. We will meet behind the Clubhouse. More information can be found in the **Beautification Committee** report.

**April 9, 2016 – 10 a.m. HOA Meeting in the Clubhouse**

**2 p.m. HOA Community review of CC & Rs**

## **REPORT from VICE-PRESIDENT: ANDY SANTAMARIA**

### **Review of Covenants, Conditions & Restrictions**

Board Member Richard Cusick is heading the effort to coordinate the comments, revisions, and submissions based on the review of the proposed CC&R document which is posted on the website. Since this document will dictate the lives of all who own and live here at Surfside III, it is important that your voice be heard.

Please review the proposed document. If you concur, disagree, or have other suggestions, please send them to [richardspas1@gmail.com](mailto:richardspas1@gmail.com). He will be notifying all owners of the upcoming hometown meeting to be held at the Clubhouse to discuss this important issue in the near future. To receive timely notifications, please submit your email address to [manager@surfsideiii.com](mailto:manager@surfsideiii.com).

### **March Violations**

Some residents have wondered if any violations are actually given out to those residents not in compliance with the Rules and Regulations which are posted on the Surfside website ([surfsideiii.com](http://surfsideiii.com); then Information/Governing Documents/Surfside III Rules and Regulations). In March there were a total of 34 violations issued: General - 3; Architectural - 1; Balconies - 22, Parking - 8. Based on the 2016 data, violations for balcony abuse are the most frequently issued?

### **Storage Pods**

When moving, some residents use storage pods to place their furniture prior to moving. Then, when it is time to move, the pod is transported to the new home location. Please inform the Site Office if you plan on bringing a storage pod to Surfside III for a few days.

### **Flooring on 2nd and 3rd Condo Floors**

Surfside has received several requests from condo owners on the 2nd and 3rd floors wishing to install wood flooring. This is a reminder that installation of tile or wood flooring requires an Architectural Application. As part of this process, a requirement is that the owner is to submit a sample of the underlayment as well as the flooring sample. Without this submittal, the application cannot go forward.

### **New Clubhouse Opening Hour**

In order to accommodate those residents who wish to exercise early in the morning before beginning their day, the Clubhouse will now open at 5:00 am. As you walk to and from the Clubhouse, please do so quietly as to respect other resident's sleep time.

### **Pool Furniture Repair**

Through time and use, the plastic covering on the pool furniture has fatigued and broken. Antonio, who is part of Surfside's Maintenance group, is in the process of renewing the pool furniture so that it can continue to provide good use.



### **Jolly Jumpers at the Lighthouse Park**

Recently, a birthday celebration held at Lighthouse Park incorporated the use of a Jolly Jumper. The residents obtained the necessary approvals from the Site Office and the kids had a blast. The park was put into good use.



### **Surfside Lighting Plan**

The electrical engineering company has submitted a lighting plan for Surfside III for review. This plan proposes to illuminate the complex to today's lighting standards. 100 watt LED lights will be placed on condo buildings; 20 watt LED lights will be placed on carports with the lights shining unto the street. The design criteria was to upgrade the existing system without having to install conduits in the street and yet provide sufficient lighting.

Once the design is finalized and the plans approved by the City, then bids can be sought from contractors to install the lights. The cost of the project is still to be determined. The current Reserve Study shows that \$85,000 is available for the replacement of the ground lighting and \$80,000 is available for the pole lights replacement.

### **Building 3 Water Heater**

Those residents in Building 3 can now enjoy the use of a new water heater that was recently installed. The existing one, which sprung a leak, had been in operation for twelve years. Quite a long time for this type of use. The average operating time for other Surfside water heaters has been six to eight years.

### **Fire Control Panel Replacement**

Contract negotiations are on-going for the replacement of the fire control system in Building 7. Once the design of the system and its installation is completed, the other seven condo buildings will also have their fire control systems upgraded.

### **Update on Proposed Security Measure**

It had been suggested that vehicle stickers be placed on all resident's vehicles parking in Surfside III. After discussion, the Board did not approve the use of vehicle stickers.



### **Replacement of 76% of existing utility doors**

(remainder are planned to be replaced next year) will proceed with the purchase of the doors by Surfside III. They will be stored in a metal storage container placed At Surfside III and will be available for the contractor who will be installing them. Contractor negotiations are on-going.

### **Spa Replacement Project:**

Negotiations have been completed, insurance documentation is being reviewed and contract is being prepared.

### **Smoking**

The topic of smoking in the Surfside III campus will be discussed at the next Board Meeting to be held on **April 9th at 10:00 a.m.** in the Clubhouse

The current Rules & Regulations state, "*Smoking is prohibited within 25 feet of all indoor common areas, children playground area and exclusive use entrances and windows, balconies and patios.*"

Some residents have expressed a desire to adopt more stringent rules on smoking on campus.

There are multiple cigarette disposal stations throughout the complex which allow smokers a location of dispose of their cigarette butts after they have finished smoking. The stations are not designated smoking areas. Smoking areas are those areas which do not violate the Rules.

If you have opinions and comments on this subject, please plan on attending the Board Meeting or you can email your comments to: [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com).

### **Tree Trimming Project**

At the last Board meeting the go-ahead was given to prepare a Request for Bids for the removal of dead or damaged trees and the trimming of trees/palm trees. This process will commence shortly.

### **Status of Projects**

The following contracts have been executed and a Notice to Proceed has been issued: Preventive maintenance for sewer lateral cleaning, Pest Control Services and Termite Services.

### **The Concrete Grinding and Sidewalk Replacement Project:**

Has been awarded. Insurance documentation is being submitted and the contract is being reviewed. The grinding will be done at areas identified by blue dots. You may be asked to move your vehicle when this work is being performed if your vehicle is parked near the worksite.



## Security Services (includes cameras)

Research is on-going as to which system will work best here in Surfside III. If there are any residents that are familiar with security systems and wish to assist in this project, please contact [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com).

## Repairs

After the last severe wind storms, the tree by Building 5 fell and damaged some of the roof gutters of Building 6, a couple of patio railings in Building 6 and left a root ball hole. Negotiations are on-going for the repair of the railings as well as the roof gutter. The root ball hole has been filled in and sod has been placed on the site. A tree will not be planted at the same site of the fallen tree.



## Notice of Bait Station Installation



Dewey Pest Control has placed tamper-resistant rodenticide bait stations throughout the complex. Residents are advised to keep small children and pets away from these bait stations since they do contain rodenticide. To maintain the safety integrity of the stations, they should not be chewed, shaken, slammed, pried open or mishandled. As you walk around the complex and notice that the stations have been damaged, please contact the Office.

## **Flood Control Measures**

Prior to the arrival of the recent storms, one could see a bulldozer on the beach moving sand. The reason is that the Ventura Flood Control District was preparing for the rain events. Environmental laws prohibit the plowing of dunes, unless it is a proven emergency, to facilitate the flow of water from drainage canals to the ocean. The winds in the area have built sand dunes that have created a small lake at the mouth of the J Street Canal. This watershed area provides a natural environment for the birds and animals in the area.

Unfortunately, the canal can only hold so much water, even with the recent sidewall work, that flooding would occur along the canal during heavy rainfall events if there were no water flow to the ocean.

The bulldozer is allowed to lower the sand dune level to being just above the water level. When the rains fall, the water overlaps this small height, collapses the dunes and allows the free flow of water from J Street Canal to the ocean. The photo shows the gap in the sand dunes where the water broke through and flowed to the ocean.



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## **REPORT from Treasurer – Alex Urmersbach**

The Reserve Study (which is on the website) will be updated this year. This study is instrumental in determining the future costs of capital replacements and to plan accordingly. The results will be presented at one of the upcoming board meetings.

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### **2016 COA BOARD OF DIRECTORS**

President: Bill Betts [billbetts2@gmail.com](mailto:billbetts2@gmail.com)

Vice- President: Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

Secretary: Mike Madrigal [michael.madrigal@surfsideiii.com](mailto:michael.madrigal@surfsideiii.com)

Treasurer: Alex Urmersbach [surfside.treasury@gmail.com](mailto:surfside.treasury@gmail.com)

Director: Richard Cusick: [richardspass1@gmail.com](mailto:richardspass1@gmail.com)

**The following article was published in the Community Associations Institute Website:**



### **Flame Start**

Most in-home fires are caused by ordinary things like a stove burner, candle, spas, and extension cords. Mental lapses, poor judgment and carelessness make these things dangerous. Thankfully, by exercising good safety habits and taking simple prevention steps, you can cut down on deadly and damaging fire risks.

#### **First, always be sure your smoke alarms are working.**

- Test them monthly and replace those that are more than 10 years old.

#### **Cooktops.**

- **Never** leave the kitchen while something is cooking on the stove.
- Keep combustibles, such as curtains and wall hangings, **at least three feet** from the stove.

#### **Space heaters.**

- Keep them **at least three feet away** from drapes and bedding, and plug them directly into outlets, not extension cords.
- **Don't use space heaters while sleeping.**

#### **Electrical Equipment.**

- Replace undersized or frayed extension cords.
- **Never** run an extension cord under a rug.
- Call an electrician if circuit breakers regularly trip or if your electrical box has a warm cover.
- Don't use light bulbs that exceed a fixture's recommended maximum wattage.

#### **Appliances.**

- Ensure combustion chamber covers are in place on water heaters.
- Clean all lint from a dryer's back service panel and from the vent line.
- Replace vinyl vent lines with smooth, metal ducts.

#### **Smoking.**

- **Don't smoke in bed.**
- Use large ashtrays on tables.
- Soak ashtrays under the faucet before throwing cigarette butts in the trash.

#### **Candles.**

- Use tip-proof containers.
- Burn candles only while you're awake and in the same room.
- Keep candles **at least three feet away** from combustibles |



## ALL VOLUNTEER COMMITTEES

For more detailed information visit: <http://www.surfsideiii.com>

Please Contact the Committee Chair to Volunteer

Both **Homeowners and Renters** are welcome to join the following Committees:

**Beautification Committee:** Chair: Lynn Hale 760-912-9149 [lynnehaile1@gmail.com](mailto:lynnehaile1@gmail.com)

**Enhancement Committee:** Chair: Lynn Santamaria [lscif95@aol.com](mailto:lscif95@aol.com)

**Neighborhood Watch:** Chair: Val Lameka 805-986-28 [v.lameka@yahoo.com](mailto:v.lameka@yahoo.com)

**Welcoming Committee:** Chair: Lya Findel 818-371-3756 [surfside3Lya@yahoo.com](mailto:surfside3Lya@yahoo.com)

**Home Owners please volunteer to join:**

**Budget Committee:** Chair: Mary Petersen 702-612-876 [mmp547982@cox.net](mailto:mmp547982@cox.net)

**Procurement Committee:** Al Galluzzo [galluzzo1@twc.com](mailto:galluzzo1@twc.com)

**Rules and Regulations Committee:** Ellis Faracsi [surfside3rulesandregs@aol.com](mailto:surfside3rulesandregs@aol.com)

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## COMMITTEE REPORTS

**BEAUTIFICATION COMMITTEE** report by chairperson, Lynn Halle

Spring has arrived and it's time for another planting day. **April 2nd - Saturday - 9am to noon.** Meet behind the Club House and plan to sharpen up planting beds in the high traffic areas. The new planting area will be near Building 6 and we need volunteers to put in flowering succulents. Join us and bring a friend.

**ENHANCEMENT COMMITTEE** report by chairperson, Lynn Santamaria

Surfside III is our community. There is a growing consciousness of care and attention by those who live here. More and more residents are getting involved in the appearance of our home here at Surfside. Working together on projects that enhance our place of residence, making sure that trash is placed in the proper receptacles, cleaning up after our pets all contribute to the enhancement of our home.

The following projects were undertaken by the **PROCUREMENT COMMITTEE** in the past month as reported by chairperson: Al Galluzzo.

**Spa Refinishing:** Proofread AIA contract

**Termite Control:** Proofread AIA contract

**Pest Control:** Proofread AIA contract

**Concrete Sawing and Replacement:** Re-sent revised RFP. Reviewed and processed responses to RFP and made an award recommendation.

**Utility Doors:**

March 11, 2015 submitted to Board - Update and Recommendation

- A) Copy of RFP. (Request For Proposal) (Attachment A)
- B) List of Contractors to whom the RFP for utility door replacement were sent

Name	Address	Telephone	B License #	Response
All Concepts General Construction	35277 Red Rover Mine Road Acton, CA 93510 Attention: Jeff Corey	661-269-1694	744260	Late
Alltrade Construction Services dba Monreal Repairs & Construction	170 Lambert Street Oxnard, CA 93035	805-896-4527	584919	N

Cook Construction	215 Coronado St. Ventura, CA93001	805-569-4116	571145	N
Daniels Construction	821 Raft Lane Oxnard, CA93035	805-218-2573	563323	Y
Eagle Pride Construction, Inc.	4212 Gettysburg Street Ventura, CA93003	805-415-8392	862703	N
Keith Wayne Construction	1338 Harris Avenue Camarillo, CA93010	805-300-6619	740711	N
Mac Kerron Construction	5453 Heatherton Drive Somis, CA 93066	805-207-7469	789991	N
Mac-Lynn Construction	1673 Donlon Street#206 Ventura, CA 93003	805-208-9314	875395	N
McLeery Company dba The DoorOutlet	4350 Transport Street, Suite104 Ventura, CA93003	805-644-8580	671692	N
Perry Ferguson BuildingService	2304 Iron Bark Dr. Oxnard, CA	805-377-1704	449447	N
R I Design and	2328 Eagle Creek Lane Oxnard, CA	805-604-9409	915495	N
Shore Construction	2011 Rhonda Street Oxnard,	805-822-9929	921635	N
West Coast sash & Door Inc.	1922 Palma Drive Ventura, CA93003	805-644-4902	757165	N

One contractor, Daniels Construction, responded in timely fashion and met all requirements of the bid. The total bid is \$80,823.02.

A second contractor, All Concepts Construction, submitted a bid, which was 2 days late and therefore disqualified. The total bid in this case was \$80,527.21.

- A) Prior to the bids being dispatched California Door and Hardware, a wholesale distributor, had already given us firm pricing to provide doors directly to Surfside III. Their proposal included warehousing the doors at no cost until needed by the installer.
- B) Summary of Bids

	A	B	C		D	E	F
Product by unit cost	Daniels Construction	All-Concepts Construction	California Door and	Product by unit cost	Daniels Construction	All-Concepts Construction	California Door and
Pre-hung double door -	\$759.94	\$1,300.80	\$665.00	Pre-hung double door -	\$9,879.22	\$16,910.40	\$8,645.00
Double door - unit cost	510.60	510.77	284.00	Double door - 21 sets	10,722.60	10,726.17	5,964.00
Single door - unit cost	306.36	631.76	104.00 See Note	Single door -3	919.08	1,895.28	464.00 See Note
<b>Subtotal unit</b>	<b>\$1,576.90</b>	<b>\$2,443.33</b>	<b>\$1,053.00</b>	<b>Subtotal unit cost</b>	<b>\$21,520.90</b>	<b>\$29,531.85</b>	<b>\$15,073.00</b>
Latch guard set - unit	172.52	160.27		Latch guard - 36 sets	6,210.72	5,769.72	5,769.72
<b>Total unitcost</b>	<b>\$1,749.42</b>	<b>\$2,603.60</b>		<b>Total unitcost</b>	<b>\$27,731.62</b>	<b>\$35,301.57</b>	<b>\$20,842.72</b>
<b>Installation Cost</b>				<b>Installation Cost</b>			
Pre-hung double - unit	\$1,094.00	\$1,415.00		Pre-hung double doors -	\$14,222.00	\$18,395.00	\$18,395.00
Double door - unit cost	926.00	695.00		Double door - 21 sets	19,446.00	\$14,595.00	\$14,595.00
Single door - unit cost	442.00	375.00		Single door -3	1,326.00	1,125.00	1,125.00
Latch guard - unit cost	170.00	59.00		Latch guard - 36 sets	6,120.00	2,124.00	2,124.00
<b>Total unitcost</b>	<b>\$2,632.00</b>	<b>\$2,544</b>		<b>Total unitcost</b>	<b>\$41,114.00</b>	<b>\$36,239.00</b>	<b>\$36,239.00</b>
<b>Other Costs</b>				<b>Other Costs</b>			
Painting – unit cost	\$280.00	\$84.00		Painting - all doors	\$10,360.00	\$5,964.00	\$5,964.00
Sales tax	\$1,617.41	3,032.64		Sales tax	1,617.41	3,032.64	1,667.42
<b>Grand Total</b>	<b>\$6 27883</b>	<b>\$5 23100</b>		<b>Grand Total</b>	<b>\$8082302</b>	<b>\$8053721</b>	<b>\$64,713.14</b>
<b>NOTE: Single door costs - \$184with louvers, or \$104withoutlouvers/ Column F = 2louvered doors and one plain</b>							

#### ANALYSIS

The unit cost for doors quoted by the contractors is substantially higher than the cost for which SS III can purchase the doors directly from the distributor. This is an area where the contractors are building in profit for themselves. A minimum of \$7,000 can be saved if we order the doors ourselves and have the distributor release them as the installer completes the work.

Cost for painting ranges from approximately \$6 thousand to just over \$10 thousand. Ultimately, another option maybe to bid for and contract with a licensed painter directly.

#### C) RECOMMENDATION

- 1) Reject the single valid bid (Column D) for being too high.
- 2) Arrange to purchase the doors directly from the distributor, California Door and Hardware. (ColumnF)
- 3) Negotiate with All-Concepts, who quoted the lowest installation cost, to do the installation including painting, at a price no higher than what was quoted in the late bid. (Column E)

By this strategy the Association will benefit from the lowest purchase price and the lowest installation price, realizing an overall savings of about\$18,000.

In the end, the total cost will be just under \$65,000 versus a budget of \$66,000.

## **BUDGET COMMITTEE ACTIVITIES**

Late fees utilities - out of \$12,000 in late fees charged by the various utility companies, all but around \$500 has been recovered/reimbursed.

Utility billing to owners - an audit of Jan, Feb & March 2015 resulted in no changes to the process of the billing to the owners. There were some miscellaneous errors that did not warrant changing any billing. The committee does recommend a refresher course for Lordon staff regarding how to use the utility billing spreadsheet.

Office Depot/Office Max - recurring late fees have been reviewed. Changes in payment process are being reviewed by our office staff prior to forwarding to the treasurer for a decision.

Invoice/Check process - a draft of the invoice/check process is being reviewed by our office staff. Once finalized, the process will be analyzed for improvements and from there a formal procedure will be written.

Revenue (dues, fines, etc) process - a draft of the revenue process is being reviewed by our office staff. Once finalized, the process will be reviewed by Lordon staff. From there the process will be analyzed for improvements and a formal procedure will be written.

The budget committee welcomes new members. Please contact Mary Petersen, [mmp547982@cox.net](mailto:mmp547982@cox.net) or 702-612-8760.

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## **\*OWNERS' CORNER**

Submittal to Surfside iii April newsletter by Dulce Setterfield, an owner/resident in Building 1, Surfside III

In early winter, I reviewed a number of Governing Documents on the Surfside III website. Once I drilled down to 'Board Policies and Resolutions, the **Rules of Conduct and Ethics** caught my eye, on the menu of Resolutions that can be viewed/downloaded.

This resolution is annotated as an **Ethics Declaration** and is titled as Resolution 2007-1.

1. Herein, that ethics declaration or resolution is referred to as **the Rules**. The board's composition has shifted since 2007, including changes of members (Directors) and assignment of roles in 2015 and 2016, and I wondered if all current members are familiar with the Rules.
2. Under the section titled **Violations**, I found the following text: "**The Directors have the obligation of knowing, complying with and enforcing the compliance with the Rules**. To this end, the Secretary of the Board shall make a copy thereof available to all of them."

Remembering that the role of Secretary had shifted from Tony Truex to Mike Madrigal in mid-2015 when Tony exited the board and Andy Santamaria joined it, I asked Andy if he had received a copy of the Rules from either the outgoing Secretary (Tony) or the recently assigned Secretary (Mike). He said he had not.

I gave Richard Cusick a heads-up that as a newly elected Director, he should expect Mike to make a copy of the Rules available to him. In order to ensure accountability that each new member of the board becomes swiftly familiar with the Rules, and that each new Secretary is keenly aware of an existing Declaration placing responsibility on the Secretary with regard to the Rules. **I advocate the following:**

- 1) The newsletter shall identify for all concerned the date of an executive meeting or email communication that the Secretary uses to “make a copy of the Rules available...” or
- 2) An agenda item shall be included at an Open Agenda meeting in which the Secretary openly makes “a copy of the Rules available...” to any new member.

If anyone has a preference regarding (1) or (2) or cares to express an alternative preference, I encourage that information be aired in a future issue of the Newsletter or shared during an Open Forum at an upcoming Open Agenda meeting of the Surfside III Condominium Owners Association. Additionally, the **Rules of Conduct and Ethics Declaration** is worth reviewing periodically. Currently it is conveniently available on the Surfside III website, but we have had varied episodes of document availability and unavailability, website functionality and dysfunction, in recent years. There was a push in 2013 and 2014 to revamp the website. Let’s make sure that accountability for Rules of Conduct and Ethics is not forgotten, misplaced, or postponed as the Surfside III communication platforms and procedures continue to evolve, and as membership and roles within the board undergo further changes.

In my workplace, I must refresh my training regarding ethics yearly because I hold a position of public trust involving funds appropriated by Congress and procurement actions required for the sustainment of naval operations.

At Surfside III, our population numbers in the hundreds, as to owners impacted by the conduct of board members. Additionally, there are further numbers of individuals impacted, including tenants, employees, and vendors. A periodic re- examination of Resolution 2007-1 by existing board members, and prompt familiarization with the Rules therein as any new members join the board, is certainly a reasonable and prudent expectation.

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### **\*RENTERS CORNER**

**We are looking forward to our community renters submissions to fill this spot.**

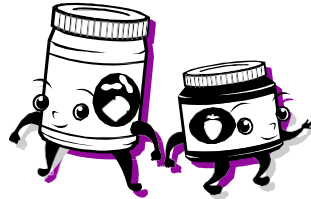
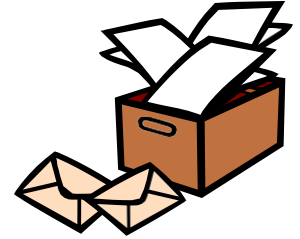
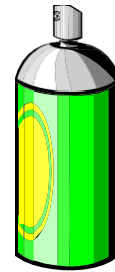
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**THE FOLLOWING FLYER WAS POSTED ON THE PORT HUENEME WEBSITE IN HOPES THAT EVERY RESIDENT DISPOSES THEIR WASTE IN THE PROPER MANNER. ADDITIONALLY, SURFSIDE III HAS POSTED THE FLYERS ON THE DOORS OF OUR GARBAGE AREAS AS A HELPFUL REMINDER.**

# WHAT CAN I PUT IN MY RECYCLE CAN?



- Paper, Cardboard, Cereal Boxes
- Junk Mail, Magazines
- Newspapers, Phone Books
- Aluminum & Tin Cans, Foil
- Plastic Soda, Water, Milk, Yogurt, Butter, Sour Cream, Juice Containers
- Glass Bottles & Jars
- Empty Aerosol Cans



# WHAT DOES NOT GO IN MY RECYCLE CAN?



- Plastic Grocery Bags
- Styrofoam
- Electronic Devices
- Green waste
- Waxy cardboard cartons
- Dirt, asphalt, rocks, sod
- Batteries
- Household Hazardous Waste
- Mirrors/Plate Glass
- Paper Towels/Tissue
- Tires



\*Legal Disclaimers

The “\*Owners' Corner” and the “\*Renters Corner” are places in the newsletter for owners & renters, to voice their observations and/or suggestions about the community, association operations, or make announcements about any Surfside III social event or activity. While the newsletter Editor and the Board do review these submissions, the opinions and content only represent the author and not the association. We will refuse and return to the author for re- writing any material that is not factual or is in bad taste or denigrates any individual. We are not perfect and apologize in advance if you find the content of anything in this section offensive.

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\*The Surfside III Condominium Association (“association”), or as often referred to as the Surfside III HOA, is not responsible for the content and accuracy of any information provided by owners or third parties. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, editor, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

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\*The Davis-Sterling Act requires associations to give notice of Board meetings, including an agenda of the meeting. Posting is allowed, provided it is in a prominent location accessible to all members. In addition, associations must mail a notice to any owner who so requests.

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Surfside III posts all agendas on the website ([Surfsideiii.com](http://Surfsideiii.com)) and on the Clubhouse Bulletin Board.

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**DUE TO THE IMPORTANCE OF THE ASBESTOS INFORMATION, THE FOLLOWING WILL BE PRINTED IN EVERY NEWSLETTER.**

For a full copy of the law listed below, please contact the on-site office.

Advisement and reminder to all owners who are planning to remodel or repair their home. **PRIOR** to work commencing, the **CALIFORNIA ASBESTOS LAW** requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing any renovation activities in your unit the law states the following:

(Useful definitions while reading this law: **Surveying=testing Operators=contractors**)

**Rule 1403. Asbestos emissions from demolition/renovation activities** (Adopted October 6, 1989) (Amended April 8, 1994) (Amended November 3, 2006) (Amended October 5, 2007)

**(a) Purpose**

The purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs and markings.

**(b) Applicability**

**THE RULE, IN WHOLE OR IN PART, IS APPLICABLE TO OWNERS AND OPERATORS OF ANY DEMOLITION OR RENOVATION activity and the associated disturbance of asbestos containing material, any asbestos storage facility, or any active waste disposal site.**

**CONTACT INFORMATION**  
**Maintenance/Resident support:**

Please note that calls regarding maintenance or billing should be directed to Lordon Management:

**Surfside III On-site Property Manager's Office is typically open Monday through Friday Exact OFFICE hours are posted on the Clubhouse door.  
or you may call: 805-488-8484 for current hours**

**Clubhouse Hours: Starting on Friday April 1<sup>st</sup>**  
Mondays & Tuesdays from 5am to 5pm and Wednesdays – Sundays 5am-9pm.  
**Remember that after 5pm your clubhouse card will only work on the clubhouse door closest to the gym.**

**600 Sunfish Way, Port Hueneme, CA 93041 [manager@surfsideiii.com](mailto:manager@surfsideiii.com)**

**THERE WILL BE NO ON-SITE TELEPHONE SERVICE  
(JUST A RECORDED MESSAGE) WHEN THE OFFICE IS  
CLOSED**

Management Company:

Lordon Property Management 1275 Center Court Drive Covina, CA 91724  
**Phone: 800-729-5673 For after-hours emergencies—818-707-0200 or  
626-967- 7921 Option 9, listen fully to the message**

When emailing Lordon Management, please address email to Jennifer M Critchfield along with a copy to Donalea Bauer Include your phone number (s) and/or email for response before the end of the next business day. If you get her voice mail, but would like to speak with her directly, hit zero and talk to the operator.

**If more urgent, call Donalea Bauer, Vice President, community manager at:  
800- 729- 5673x3342  
[donalea@lordonmanagement.com](mailto:donalea@lordonmanagement.com)**

**Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380  
[jcritchfield@lordonmanagement.com](mailto:jcritchfield@lordonmanagement.com)**

**LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:**

All escrow matters: Stefani Cordero, ext. 339; [escrow@lordonmanagement.com](mailto:escrow@lordonmanagement.com)

All insurance and collections: April Webster, ext. 3337;  
[april@lordonmanagement.com](mailto:april@lordonmanagement.com)

Your account, billing address, etc: Tera Bordon, ext. 3319  
[tera@lordonmanagement.com](mailto:tera@lordonmanagement.com)